

ATTACHMENT M

Effective Date: 01/09/1997
LDR # : 19970007
Prior LDR # : 19960651
Distribution : Property Accounting, Property Tax, Property Tax Payments,
Real Estate Rep.
Area of Change: Contract
Reason Issued : Change Lessor Address, Change Payee Address

Remarks

Property Information

WIC : 204-1944-0100
Parcel Number : 1
Status : OPERATING
Real Estate Type: GROUND LEASE
District Name : LA WEST
District Number : 283
Address : 3801 SEPULVEDA/VENICE
CULVER CITY, CA 90230
County : LOS ANGELES (037)
Square Feet : 14,728.0
Dimensions : 100.01 (SEPULVEDA) X 155 (VENICE) X 100.01 X 155

Tenure Information - Parcel #1

Lease Date : 01/25/1979
Current Term Begin Date : 08/01/1994
Current Term End Date : 07/31/1999
Current Term Rent : FLAT \$5,100.00/MONTHLY
(08/01/1994-07/31/1999)
Lease Renewal Obligation Date: 06/16/1999
Renewal Options Available : 2X5.0
08/01/1999 FLAT \$6,100.00/MONTHLY
08/01/2004 FLAT \$7,500.00/MONTHLY
Days Notice : 45
Automatic Provisions : YEAR TO YEAR
Purchase Option Method : N/A
Purchase Option Expire : N/A
Purchase Option Price : N/A

Shell Termination Provisions - Parcel #1

Termination Type : N/A
Days Notice : N/A
Penalty Amount : N/A
Penalty Provision: N/A
Remarks : N/A

01/10/1997

204-1944-0100

Page: 2

Shell Tax Obligations - Parcel #1

APN :
Liability: Land and Improvements *Direct to Authority*
Land :
Payment Method: Full Reimbursement

Assessments - Parcel #1: ALL

Payment Method: Full Reimbursement

Lessor Information - Parcel #1

Lessor Name : CHARLOTTE DUGDALE MYERS, TRUSTEE EBM-RT TRUST
Lessor Address : 1244 N RAYMOND AVE
FULLERTON, CA 92831
Lessor Tax Id : 561-19-0424
Lessor Percent Ownership : 66.66670000000001%

Payee Name : CHARLOTTE DUGDALE MYERS, TRUSTEE EBM-RT TRUST
Payee Address : 1244 N RAYMOND AVE
FULLERTON, CA 92831
Payee Tax Id : 561-19-0424
Payee Flat Rent Percent : 66.6667%
Payee's Rent Type : FLAT
Payee's Rent Amount : 3,400.00
Payee's Payment Frequency : MONTHLY

Lessor Name : YVONNE SAMMANN BERRY TRUSTEE, MEBS-RT-TRUST
Lessor Address : 950 C RIVER OAK COURT
CHULA VISTA, CA 91915
Lessor Phone Number : 619-482-4880 [PHONE]
Lessor Tax Id : 95-6118341
Lessor Percent Ownership : 33.3333%

Payee Name : YVONNE BERRY-SMITH
Payee Address : 950 C RIVER OAK COURT
CHULA VISTA, CA 91915
Payee Flat Rent Percent : 33.3333%
Payee's Rent Type : FLAT
Payee's Rent Amount : 1,700.00
Payee's Payment Frequency : MONTHLY

00116

ATTACHMENT N

DATE OF LAST PHYSICAL VERIFICATION 05/94 DISTRICT LOC TAXING AUTHORITY CLASS TYPE VTC
 AREA/PLT CODE STATE CNTY TWN CITY TRADE PROP
 000283 0000 04 037 000 0000 013 02 03

QNTY	VALUE	ORIGINAL	CURRENT	APPRAISAL	ITEM/DESCRIPTION	ASSET CODE	KEY	TRAN	ACCT	SUB	ACQ DATE	SOURCE	INVESTMT	CURRENT	PR	AR	R	D	CT
	LAND IMPROVEMENTS	177,292	55,099			152011	042000	008	1282	6760	1520	A-283078	90,826	26,864	1	1	1	1	1
	LAND IMPROVEMENTS	385,419	301,985			LNDSCP	042000	009	1292	6760	1520	A-283451	3,000	2,387	1	1	1	1	1
							042000	010	1293	6760	1520	A-283432	2,112	1,786	1	1	1	1	1
	BUILDING, SERVICE STATION - CANOPY					PERMIT	110190	001	1282	6760	1510	A-283078	48,493	14,343	1	1	1	1	1
	BUILDING - KIOSK - NON-PORTABLE					151011	110390	000	0190	6760	1510	D-094044	18,612	5,505	1	1	1	1	1
	BUILDING - KIOSK - PORTABLE					GLASS	110490	000	1293	6760	1530	A-283432	3,751	3,172	1	1	1	1	1
	BUILDING - SERVICE STATION - OTHER					151011	110590	000	1282	6760	1510	A-283078	14,249	4,214	1	1	1	1	1
1	CONSOLE - CASH REGISTER - CONTROLLER					G-SITE	204370	000	1292	6760	1530	A-283451	13,696	10,899	1	1	1	1	2
	ENVIRONMENTAL-AIR POLLUTION CONTROL					153011	205610	001	1282	6760	1530	A-283078	4,000	1,183	1	1	1	1	1
	EQUIPMENT-OTHER					TRANSDWR	205800	003	1189	6760	1530	A-983076	888	569	1	1	1	1	1
	EQUIPMENT-OTHER					13.5BTU-A/C	205800	004	1190	6760	1530	A-083100	1,290	892	1	1	1	1	1
	EQUIPMENT-OTHER					LEVMON	205800	005	0492	6760	1530	A-183521	11,528	8,789	1	1	1	1	1
	EQUIPMENT-OTHER					A/W REEL W	205800	006	0892	6760	1530	D-283745	1		1	1	1	1	1
	EQUIPMENT-OTHER					CPE	205800	007	1292	6760	1530	A-283451	16,265	12,943	1	1	1	1	1
	EQUIPMENT-OTHER					COMM P	205800	008	1292	6760	1530	A-283451	2,087	1,660	1	1	1	1	1
	EQUIPMENT-OTHER					A/W	205800	009	1292	6760	1530	A-283451	2,000	1,591	1	1	1	1	1
	EQUIPMENT-OTHER					INTRCM	205800	010	1292	6760	1530	A-283451	1,800	1,432	1	1	1	1	1
	EQUIPMENT-OTHER					RONAN	205800	011	1293	6760	1530	A-283432	3,611	3,054	1	1	1	1	1
	EQUIPMENT-OTHER					CPE	205800	012	1293	6760	1530	A-283432	1,893	1,601	1	1	1	1	1
	EQUIPMENT-OTHER					CPE	205800	013	1293	6760	1530	A-283432	1,639	1,386	1	1	1	1	1
	EQUIPMENT-OTHER					COMM P	205800	014	1293	6760	1530	A-283432	752	636	1	1	1	1	1
	EQUIPMENT-OTHER					CUNO	205800	015	1293	6760	1530	A-283432	616	521	1	1	1	1	1
	EQUIPMENT-OTHER					7249	205800	016	1293	6760	1530	A-283432	889	751	1	1	1	1	1
	4 VAC KITS						205800	017	0496	6760	1530	A-583190	19,000	18,287	1	1	1	1	1
	OTHER COSTS					RONAN	205809	001	0394	6760	1530	A-283432	696	597	1	1	1	1	1
	LIGHTING SYSTEM						212350	003	1292	6760	1530	A-283451	361	287	1	1	1	1	2
	LIGHTING SYSTEM						212350	004	1293	6760	1530	A-283432	2,092	1,769	1	1	1	1	2
	LIGHTING SYSTEM						212350	005	1293	6760	1530	A-283432	1,106	935	1	1	1	1	2
	OTHER COSTS:					CLS C	212359	000	0496	6760	1530	A-583190	3,803	3,660	1	1	1	1	2
1	PUMP					3/4SUBMRG	216700	005	1282	6760	1530	A-283078	887	262	1	1	1	1	2
1	PUMP					3/4SUBMRG	216700	006	1282	6760	1530	A-283078	887	262	1	1	1	1	2
1	PUMP					3/4SUBMRG	216700	007	1282	6760	1530	A-283078	887	262	1	1	1	1	2
	SIGNS / HIGH RISE					8X8SS FOS	216700	008	1282	6760	1530	A-283078	887	262	1	1	1	1	2
	SIGNS/OTHER					2X8DF	219400	001	1282	6760	1530	A-283078	887	262	1	1	1	1	2
	SIGNS/OTHER					153011	219450	000	1292	6760	1530	A-283451	7,021	2,076	1	1	1	1	2
	OTHER COSTS					PLASTO	219450	001	1293	6760	1530	A-283432	889	1,666	1	1	1	1	2
	STORAGE TANK U/G DOUBLE WALL FIBERGLASS						219459	000	0394	6760	1530	A-283432	4,213	3,616	1	1	1	1	2
1	STORAGE TANK U/G DOUBLE WALL FIBERGLASS						219830	003	0695	6760	1530	D-583207	36,948	34,022	1	1	1	1	2
1	STORAGE TANK U/G DOUBLE WALL FIBERGLASS						219830	004	0695	6760	1530	D-583207	36,948	34,022	1	1	1	1	2
1	STORAGE TANK U/G DOUBLE WALL FIBERGLASS						219830	005	0695	6760	1530	D-583207	36,949	34,023	1	1	1	1	2
1	GILBARCO TWIN DISPENSER						219830	006	0695	6760	1530	D-583207	36,949	34,023	1	1	1	1	2
						DIESEL # 2	423330	000	0892	6760	1530	D-283745	1		1	1	1	1	2

ATTACHMENT O

4159



Adams

Precision

Instrumentation, Co.

SERVICE ORDER NO.

01151

A.P.I./RONAN LEAK DETECTION SYSTEMS
12410 BENEDICT • DOWNEY, CALIFORNIA 90242
(213) 803-1497 FAX: (213) 803-0063 (800) 634-0085

SOLD TO:

JOB SITE: *SHELL 20419440126*
3801 Sepulveda @ Venice
Culver City CA

ATTN: *RAY A.*

PHONE #: *398-2164*

DATE	CUSTOMER PO #	3VIA	A TIME	D TIME	MODEL #	SERIAL #
<i>9/15/88</i>		<i>OUT</i>	<i>3:00</i>	<i>4:25</i>	<i>N/A</i>	<i>N/A</i>

SYSTEM EXAMINATION AND CERTIFICATION

QTY	COMPONENT	ELECTRICAL TEST				CALIBRATION TEST				COMMENTS
		QTY	PASS	QTY	FAIL	QTY	PASS	QTY	FAIL	
	CONTROL MODULE & CHASSIS 1 X 7									<i>called out as customer complaint of leak on Red Jacket of RU product and wanted to know why system did not shutdown. Found system in bypass (not wired in on relays) station is under construction. Two wells on corners of Gas tank farm are not dug yet. No concrete around Turbin, fill, or monite well lids has been poured. System is not ready to be fired up. Leak was taken</i>
	JT-1 LINE SENSOR									
	JH-1 LINE SENSOR									
	JT-2 TANK PS SENSOR									
	LS-7 TANK SENSOR									
	LS-10 RESERVOIR SYSTEM									
	LS-3 LIQUID SENSOR									
	HV VAPOR SENSOR									
	HVPS ASPIRATED VPR SNSR									
	EXP-1000 SAMPLE PUMP									
	DISPENSER TIME DELAY									
	AUXILIARY CONTACTS									

DEMONSTRATED FOR:

☐ FIRE DEPT
☐ OWNER

☐ CONTRACTOR
☐ OTHER

☐ ELECTRICAL DEPT.
☐ HEALTH DEPT.

SYSTEM SEALED
☐ YES ☒ NO

SYSTEM RUNNING
☐ YES ☒ NO

MATERIALS USED

care of by Steve of the regular maint. co. for this station.

TOTAL HOURS ON SITE: *1.5* @ \$ / HOUR

TOTAL HOURS TRAVEL : *1.5* @ \$ / HOUR

MILEAGE : *64* @ \$ / MILE

* SERVICE ORDER TOTAL

CUSTOMER SIGNATURE

[Signature]

ADMINISTRATIVE OFFICE-DISBURSEMENTS

00120

ATTACHMENT P



406053

DRB

C.S.C. LIC. NO. 300345 E.P.A. CAD 053841102
8301 W. COMMONWEALTH AVE. ■ BUENA PARK, CALIFORNIA 90621
(714) 826-0352

Project No. 88.65

September 23, 1988

Shell Oil Company
511 N. Brookhurst Street
Anaheim, CA.

Attention: Mr. Ray Alyshmerni

Subject: Leak Detection Investigation
Shell Station (Loc. Wic. 204-1944-0100)
3801 Sepulveda Boulevard/Venice
Culver City, CA

Gentlemen:

Enclosed are the results of our leak detection investigation for the Shell station located at 3801 Sepulveda Blvd. (cross street Venice) in Culver City. The purpose of this investigation is to determine if significant contamination exists in the vicinity of the gasoline storage tanks prior to the installation of a continuous vapor monitoring system.

SITE INVESTIGATION

The site was explored on September 1, 1988, by drilling six borings with a truck mounted, hollow stem auger drill rig. The boring locations are shown on the Plot Plan, Figure 1 in Appendix A. A detailed log of the materials encountered in the boring was compiled by our geologist. The logs are designated B-1 through B-6 and are presented in Appendix A, Figures 3 through 8.

Undisturbed soil samples were obtained at 5, 10, 20, 30, and 40 feet for laboratory analysis. The samples were obtained with a 2.5 inch I.D., split barrel sampler. Soils were retained in 3 inch long stainless steel tubes. The tube ends were immediately sealed with aluminum foil and capped with plastic end caps upon removal from the sampler. All of the soil samples were placed on ice to reduce the potential for volatilization. All sampling equipment was washed in non-phosphate soap and double rinsed with distilled water prior to each use in order to prevent cross contamination.

SITE INVESTIGATION (continued)

Duplicate samples were capped, allowed to develop a head space and were analyzed in the field with a Gastech organic vapor detector. The vapor readings were used as a guide in determining the degree of soil contamination in the field. Soil samples were delivered to a certified analytical laboratory for analysis and documented with strict chain-of-custody procedures.

All the samples were tested for total hydrocarbons using EPA Method 8015 and aromatic volatile organic compounds using EPA Method 8020. The results of the laboratory analyses are shown in the Summary of Laboratory Test Results, Table 1.

SUMMARY OF LABORATORY TEST RESULTS

Table 1, Soil Analyses

Boring/ Depth	Total Hydrocarbons mg/kg	Benzene mg/kg	Toluene mg/kg	Ethyl Benzene mg/kg	Total Xylenes mg/kg
B-1 40'	ND	ND	ND	ND	ND
B-2 20'	ND	ND	ND	ND	ND
B-3 5'	1.	ND	ND	ND	ND
10'	ND	ND	ND	ND	ND
B-4 5'	ND	ND	ND	ND	ND
10'	ND	ND	ND	ND	ND
B-5 5'	ND	ND	ND	ND	ND
10'	ND	ND	ND	ND	ND
B-6 20'	ND	ND	ND	ND	ND

Notes: 1. ND - none detected; below limits of detection.

2. Limits of detection: total hydrocarbons <1.0 mg/kg
benzene <0.1 mg/kg
toluene <0.1 mg/kg
ethyl benzene <0.1 mg/kg
total xylenes <0.1 mg/kg

Shell Oil Company
Project No. 88.65
Page Three

Table 3, Tank Zone Vapor Well Information

Well Location	Vapor Readings	
	ppm	lel
Northwest Corner	100	0%
Southeast Corner	100	0%

Notes: ppm - parts per million
lel - lower explosive limit

SUBSURFACE CONDITIONS

Based on the materials encountered during drilling, the site is underlain by alluvium of Recent age. The alluvium is comprised of fine- to medium-grained silty sand overlain with clayey sand, sandy clay, silty clay, and medium- to coarse-grained sand.

Groundwater or saturated soils were not encountered during drilling and sampling. Information obtained from the Los Angeles County Department of Public Works indicates the depth to groundwater in the vicinity of the site is in excess of 100 feet.

CONCLUSIONS

The laboratory analyses of the soil samples indicate low or no detectable levels of hydrocarbon contamination. It is our understanding that no previous unauthorized releases have occurred at this site. Therefore, we believe that further work is not required at this time.

The opportunity to be of service is sincerely appreciated. If you have any questions, or if we can be of further assistance, please call.

Very truly yours,

Randall J. Brand
Randall J. Brand
Staff Geologist

David M. Henry
David M. Henry
Registered Geologist 4085

ATTACHMENT Q



Ad Precision

Instrumentation, Co.

A.P.I./RONAN LEAK DETECTION SYSTEMS
12410 RFNEDICT • DOWNEY, CALIFORNIA 90242
(213) 803-1497 FAX: (213) 803-0063



SERVICE ORDER NUMBER 045607	
DATE OF SERVICE 2-1-90	
TECHNICIAN T. Arvizano	
ARRIVED 1:00	DEPARTED 4:00

BILL TO		COMPANY NAME AND FACILITY NUMBER Shell- 204 1944 0100	
ADDRESS		ADDRESS AND CROSS STREET 3301 Sepulveda - Bl - VINCE	
CITY, STATE AND ZIP CODE		CITY, STATE AND ZIP CODE Culver city ca 90230	
P.O. NUMBER	MODEL NUMBER X76KVC3-0-4H	SERIAL NUMBER 8-2216-22	SITE PHONE #
SERVICE REQUESTED BY/C/O			
SERVICE REQUESTED Repair API - HV sensors.			

DESCRIPTION OF WORK PERFORMED: Service call to check out 4 of each HV sensors. 4 of each sensors were found reading MAX ppm, pulled out sensors from each of the wells and ventilation zero out ppm and tested with balance gas, 4 ea of the HV sensors pass test put back to ventilation zero out ppm. and put it back to wells and reading are #1: 5900 ppm, #2: 750 ppm, #1 is 700 ppm, #3 00011 ppm, Triped point it's 500 ppm. only #3 set for 10,000 ppm

SYSTEM CERTIFIED YES <input type="checkbox"/> NO <input type="checkbox"/>		SYSTEM RUNNING YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		SYSTEM SEALED YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
DEMONSTRATED FOR:					
MATERIALS USED QTY MODEL #		DESCRIPTION	UNIT PRICE	TOTAL	
HOURS-MILEAGE		RATE	AMOUNT		
LABOR	3				
TRAVEL	2				
MILES	55				
00126			SUB-TOTAL		
			TAX		
			TOTAL		
CUSTOMER SIGNATURE 			DATE 2-1-90 TIME 4:00		

ATTACHMENT R



810.25

JUN 12 1990

003248

TAD

County of Los Angeles
Department of Public Works
Waste Management Division
900 South Fremont Avenue
Alhambra, California 91803-1331

RE: Underground Tank Testing Results

Please find enclosed the underground tank testing result(s) for the below listed Shell Oil Company service station sites in your jurisdiction.

Feel free to contact our office if you have questions regarding these test results.

Sincerely,

Larry L. Gordon
Environmental Group Manager

LLG/s

Enc - 9

3801 Sepulveda/Venice
Culver City, CA
204-1944-0100

May 31, 1990

K. Miller
Shell Oil Company
P.O. Box 4848
Anaheim, CA. 92803

RE: Shell 204-1944-0100
3801 Sepulveda
● Venice
Culver City, Ca.

PTT REF. #: SHL0100-67-900526

Dear Ms. Miller.

Enclosed are the results of the tank integrity tests performed at the above location on May 26, 1990. The system used for the tests is the Horner "Ezy-Chek" Tank Testing System. This system meets NFPA requirements, and is able to detect a leak rate of .05 gallons per hour.

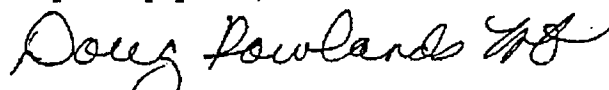
The criterion of .05 gallons per hour is not to be construed as a permissible leak rate. Rather, it is an accuracy tolerance and allows for the many variables involved.

We assume no responsibility for product leakage. Our responsibility extends only to testing of the tank as tight or not tight as of the date tested, within the accuracy tolerance of the Horner Test System.

TANK DATA					TEST DATA						
TANK NO.	CAP.	PROD.	TANK MAT.	PUMP TYPE	TEST LEVEL	TANK RESULT	V/VR LINES	PROD. LINE	INPT. VAL'S	LEAK DET.	STD. DEV.
1	12K	Sup	Fg.	R.J.	168	Tight	Tight	Tight	Good	Good	.0061
2	12K	Reg	Fg.	R.J.	168	Tight	Tight	Tight	Good	Good	.0021
3	12K	Unl	Fg.	R.J.	165	Tight	Tight	Tight	Good	Good	.0041
4	12K	Dsl	Fg.	R.J.	145	Tight	Tight	Tight	Good	Good	.0029

Thank you for the opportunity to work with you in meeting your tank testing needs.

Very truly yours,


Doug Rowlands

00129



PRECISION TANK TESTING, INC.

Please find attached the results of the precision test performed at the location listed below.

Location: 3801 Sepulveda
Culver City

Test Date: 5-26-90

Technician: Alonzo Contreras

License #: 92-1288

I certify that this test was performed by me at the location and time stated above, and in accordance with all applicable regulations and test standards.

Signature: Alonzo Contreras

ATTACHMENT S



003781

TAD

C.S.C. LIC. NO. 300345 E.P.A. CAD 053841102
8301 W. COMMONWEALTH AVE. ■ BUENA PARK, CALIFORNIA 90621
(714) 826-0352

Project No. 88.65

July 11, 1990

County of Los Angeles Department of Public Works
Waste Management Division
900 South Fremont Boulevard
Alhambra, California

Attention: Mr. Thierno Diallo

Subject: Additional LDP/TMP Requirements
Shell Station (Loc. Wic. 204-1944-0100)
3801 Sepulveda Boulevard/Venice
Culver City, California

Dear Mr. Diallo:

Enclosed are the additional LDP/TMP requirements described in your correspondence dated February 2, 1990 for the above referenced site. Specifically included are:

1. A plot plan showing the location of the tanks and associated piping, boring and monitoring well locations, buildings, adjacent streets and north arrow;
2. A description of the Tank Monitoring Program (TMP).

It appears that the six borings completed at this site were located properly and drilled to the correct depth to satisfy the approved Leak Detection/Tank Monitoring Program.

If you have any questions or require additional information, please contact me at (714) 826-0352.

Sincerely,

Richard V. Smith
Richard V. Smith
Hydrogeologist

00132

cc: L. Morris
Shell Oil Company

00133

Shell Oil Company
Project No. 88.65

TANK MONITORING PROGRAM (TMP)

Vapor Monitoring Wells

Vadose zone monitoring wells were completed in three of the existing wells located around the tank zone (Figure 1). An illustration of a typical vadose monitoring well installation is included in Appendix A.

Monitoring Equipment

A Ronan Model X76LVC Leak Detector Monitor System was installed. In addition, a Ronan Model X76HVD Hydrocarbon Vapor Module with a HV Sensor was also installed. The system continuously monitors for hydrocarbon vapors in the wells and provides audible and visual alarms if predetermined hydrocarbon levels are exceeded. Illustrations of the Monitoring equipment are given in Appendix B.

Overfill Protection

CNI 16-inch diameter overfill protection containers and OPW 61-50 overfill prevention valves were installed on the four underground storage tanks. Illustrations of the overfill protection container and prevention valve are included in Appendix C.

Flow Restriction Devices

Ronan Model JT-1 Product Line Leak Sensors were installed as part of the Model X76LVC Leak Detection System. The flow restriction devices continuously monitor for pressure drops in the product piping. Illustrations of the flow restriction devices are given in Appendix B.

ATTACHMENT T



103930

C.S.C. LIC. NO. 300345 E.P.A. CAD 053841102
8301 W. COMMONWEALTH AVE. ■ BUENA PARK, CALIFORNIA 90621
(714) 826-0352

Project No. 88.65

February 25, 1991

Shell Oil Company
511 N. Brookhurst
Anaheim, California

Attention: Mr. Rob McLaren

Subject: Supplemental Site Investigation for
Approved LDP/TMP Program
Shell Station (Loc. Wic. 204-1944-0100)
3801 Sepulveda Boulevard/Venice Avenue
Culver City, California

EXECUTIVE SUMMARY

Enclosed are the results of a supplemental site investigation for the Shell Station located at 3801 Sepulveda Boulevard (cross street Venice Avenue) in the city of Culver City. The purpose of this investigation was to obtain additional information to achieve compliance with the approved Leak Detection/Tank Monitoring Program (LDP/TMP) as required by the County of Los Angeles Department of Public Works.

Three borings were drilled and sampled. Laboratory analyses indicate elevated concentrations of petroleum hydrocarbons occur between 10 and 25 feet below the surface in samples from boring B-9. Petroleum hydrocarbons were not detected in samples from borings b-7 and B-8 or the sample from 30 feet below the surface in boring B-9.

The lateral extent of petroleum hydrocarbon contamination in the vicinity of boring b-9 is not known. However, data indicate petroleum hydrocarbon contamination of soils does not extend to a depth of 30 feet in the vicinity of boring B-9.

BACKGROUND

As part of a leak detection investigation conducted during September 1988, six borings were drilled and sampled. Boring locations are shown on the Plot Plan, Figure 1 in Appendix A.

Laboratory analyses of soil samples acquired during September 1988 indicated non-detectable to very low levels (1 mg/kg) of petroleum hydrocarbons were present in the soils.

In February 1990, the Los Angeles County Department of Public Works requested that additional information be provided to achieve compliance with the approved LDP/TMP.

SUPPLEMENTAL SITE INVESTIGATION

On February 6, 1991, three additional borings, designated B-7 through B-9, were drilled and sampled with a truck mounted, hollow stem auger drill rig. Boring locations are shown on the Plot Plan, Figure 1 in Appendix A. Detailed lithologic logs of the materials encountered during drilling and sampling were compiled by a geologist and are presented in Appendix A as Figures 3 through 5.

Undisturbed soil samples were obtained for laboratory analyses at five foot intervals. Details of the soil sampling procedures are provided in Appendix B. All soil samples were tested for total hydrocarbons using Department of Health Services Test Method and aromatic volatile organic compounds using EPA Test Method 8020. Results of the soil analyses are presented in the Summary of Laboratory Test Results, Table 1. Copies of the original laboratory data sheets and chain-of-custody form are presented in Appendix B.

SUMMARY OF LABORATORY TEST RESULTS

Table 1, Soil Analyses, February 2, 1991

Boring/ Depth ft.	Total Hydrocarbons mg/kg	Benzene mg/kg	Toluene mg/kg	Ethyl Benzene mg/kg	Total Xylenes mg/kg
B-7 5	ND	ND	ND	ND	ND
10	ND	ND	ND	ND	ND
B-8 5	ND	ND	ND	ND	ND
10	ND	ND	ND	ND	ND

Shell Oil Company
Project No. 88.65
Page Three

SUMMARY OF LABORATORY TEST RESULTS, continued

Boring/ Depth ft.	Total Hydrocarbons mg/kg	Benzene mg/kg	Toluene mg/kg	Ethyl Benzene mg/kg	Total Xylenes mg/kg
B-9 5	ND	ND	ND	ND	ND
10	6,810	0.3	15	40	115
15	2,700	ND	3	18	45
20	475	ND	0.5	3	9
25	60	ND	0.2	0.4	0.6
30	ND	ND	ND	ND	ND

Notes: 1. ND - none detected, below limits of detection.
2. Limits of detection: total hydrocarbons <5.0 mg/kg
benzene <0.05 mg/kg
toluene <0.05 mg/kg
ethyl benzene <0.1 mg/kg
total xylenes <0.1 mg/kg

SUBSURFACE CONDITIONS

Lithologies encountered during drilling and sampling indicate the site is underlain by alluvium of Recent Age. The alluvium consists of interbedded layers of silt, sandy silt, sand, silty sand and sandy gravel to a depth of 31.5 feet.

Groundwater or saturated soils were not encountered in any of the borings. Based on information obtained from the Los Angeles County Department of Public Works the depth to groundwater in the vicinity of the site is in excess of 100 feet.

CONCLUSIONS

Laboratory analyses indicate that petroleum hydrocarbons are present in the soils at a depth 10 to 25 feet in boring B-9. Petroleum hydrocarbons were not detected in samples from borings B-7 and B-8 or the sample from 30 feet below the surface in boring B-9.

Petroleum hydrocarbon concentrations in boring B-9 range from 6,810 mg/kg at 10 feet to 60 mg/kg at 25 feet below the surface. Data indicate that the contamination attenuates between 25 and 30 feet. The lateral extent of petroleum hydrocarbons in the vicinity of boring B-9 is not known.

Shell Oil Company
Project No. 88.65
Page Four

The opportunity to be of service is sincerely appreciated. If you have any questions or if we can be of further assistance, please call.

Very truly yours,

Richard V. Smith
Michael S. Wielenga
Staff Geologist

David M. Henry
David M. Henry
Registered Geologist 4085

Shell Oil Company
Project No. 88.65




APPENDIX A

Plot Plan, Figure 1
Unified Soil Classification System, Figure 2
Boring Logs, Figures 3 and 5

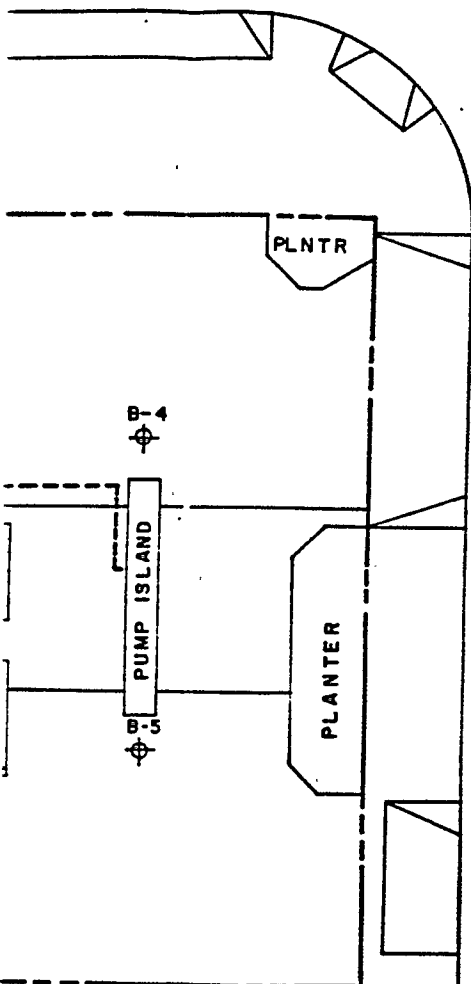


PLOT PLAN

KEY

- B-9  SOIL BORING
- V-3  VAPOR MONITORING WELL (4 inch)
- T-3  TANK ZONE OBSERVATION WELL (12 inch)

----- APPROXIMATE PRODUCT LINE LOCATION



TANK SCHEDULE

TANK	CAPACITY (gal.)	TYPE
I	12,000	SINGLE WALL FIBERGLASS
II	12,000	SINGLE WALL FIBERGLASS
III	12,000	SINGLE WALL FIBERGLASS
IV	12,000	SINGLE WALL FIBERGLASS



SHELL STATION
SEPULVEDA/VENICE
CULVER CITY, CA.

PROJECT NO.

88.65

FIGURE NO.

I

DRAWN BY

E.L.5/14/90

REVISED

E.L. 2 / 12 / 91





103930

C.S.C. LIC. NO. 300345 E.P.A. CAD 053841102
8301 W. COMMONWEALTH AVE. ■ BUENA PARK, CALIFORNIA 90621
(714) 826-0352

Project No. 88.65

February 27, 1991

County of Los Angeles Department of Public Works
Waste Management Division
900 South Fremont Boulevard
Alhambra, California

Attention: Mr. Thierno Diallo

Subject: Transmittal of Supplemental Site Investigation
Shell Station (Loc. Wic. 204-1944-0100)
3801 Sepulveda Boulevard/Venice Avenue
Culver City, California

Dear Mr. Diallo:

Attached please find a supplemental site investigation for the above-referenced location. This document is being transmitted as the progress report requested in your correspondence dated November 28, 1990.

If you have any questions or require additional information, please contact me at (714) 826-0352.

Very truly yours,

Richard V. Smith for
Michael S. Wielenga
Staff Geologist

8100-1-7771

ATTACHMENT U

102188

QUARTERLY INVENTORY REPORTING

Facility Name: Abrams ShellFacility Address: 3801 SepulvedaCity: Culver CityCounty: LAState: Calif.WIC # 204 1944 0126

Tank #	Size	Product
1	12000	Reg
2	12000	Unl
3	12000	Spnd
4	12000	Diesel
		Waste Oil

☐

I hereby certify under penalty of perjury that all product level variations for the above mentioned facility were within allowable limits for this quarter.

☒

Inventory variations exceeded the allowable limits for this quarter. I hereby certify under penalty of perjury that the source for the variation was NOT due to an unauthorized (leak) release.

List date, tank # and amount for all variations that exceed the allowable limits

DEPT OF ENVIRONMENT & NATURAL RESOURCES
WASTE MANAGEMENT DIVISION

Date	Tank #	Amount	Date	Tank #	Amount
3/20/91	4	+ 88			

The quarterly summary report shall be submitted within 15 days of the end of each quarter.

Quarter 1 - January thru March — Submit by April 15

Quarter 2 - April thru June — Submit by July 15

Quarter 3 - July thru September — Submit by October 15

Quarter 4 - October thru December - Submit by January 15

Send To (Local Agency): _____

KEEP COPIES OF THIS FORM FOR YOUR OWN RECORDS

WHITE - AGENCY COPY CANARY - MAIL TO DISTRICT ENVIRONMENTAL ANALYST

PINK - DEALER (TO BE KEPT IN TANK MONITORING BOOK)

00146

QUARTERLY INVENTORY REPORTING

Waste

102232

TAD

Facility Name: Abrams Shale
 Facility Address: 3801 Sepulveda
 City: Carson City
 County: 2 A
 State: Cal.

Tank #	Size	Product
1	12000	Un.
2	12000	Reg.
3	12000	S. Fuel
4	12000	Drilled
		Waste Oil

WIC # 204 19440126

☐ I hereby certify under penalty of perjury that all product level variations for the above mentioned facility were within allowable limits for this quarter.

☒ Inventory variations exceeded the allowable limits for this quarter. I hereby certify under penalty of perjury that the source for the variation was NOT due to an unauthorized (leak) release.

RECEIVED

JUL 16 1991

DEPARTMENT OF PUBLIC WORKS
WASTE MANAGEMENT DIVISION

List date, tank # and amount for all variations that exceed the allowable limits

Date	Tank #	Amount	Date	Tank #	Amount
4-11-91	4	+ 96	6-22-91	4	+ 87
5-2-91	3	- 232	6-27-91	3	- 87
5-16-91	3	+ 128			
5-11-91	3	- 123			
5-17-91	4	+ 98			
5-21-91	3	- 87			
5-24-91	3	- 91			
6-1	1	- 90			
6-1	4	+ 102			

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- Quarter 3 - July thru September — Submit by October 15
- Quarter 4 - October thru December - Submit by January 15

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 PINK - DEALER (TO BE KEPT IN TANK MONITORING BOOK)

KAF

State:

WIC 41

00148

201377

QUARTERLY INVENTORY REPORTING

I-7099-2M

Facility Name: Abram & Shell
 Facility Address: 3801 Sepulveda
 City: Culver City
 County: LA
 State: Calif

Tank #	Size	Product
1	12000	SR
2	12000	Un
3	12000	S Un
4	12000	Un
		Waste Oil

WIC # 204 1944 0126

- ☐ I hereby certify under penalty of perjury that all product level variations for the above mentioned facility were within allowable limits for this quarter.
- ☒ Inventory variations exceeded the allowable limits for this quarter. I hereby certify under penalty of perjury that the source for the variation was NOT due to an unauthorized (leak) release.

List date, tank # and amount for all variations that exceed the allowable limits

Date	Tank #	Amount	Date	Tank #	Amount
11/25	4	+ 178			
12/14	4	+ 96			
12/15	3	- 249			
12/21	3	- 5127			
12/22	3	- 4127			
12/24	3	- 607			
12/25	3	- 401			
12/28	3	- 186			
12/30	3	- 201			

The quarterly summary report shall be submitted within 15 days of the end of each quarter.

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 Quarter 2 - April thru June — Submit by July 15
 Quarter 3 - July thru September — Submit by October 15
 Quarter 4 - October thru December - Submit by January 15

Send To (Local Agency): _____

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 WHITE - AGENCY COPY CANARY - MAIL TO DISTRICT ENVIRONMENTAL ANALYST
 PINK - DEALER (TO BE KEPT IN TANK MONITORING BOOK)

QUARTERLY INVENTORY REPORTING

201905

1 of 2

I-7099-2M

FACILITY NAME:

FACILITY ADDRESS:

CITY:

COUNTY:

STATE:

WIC NUMBER:

Tank #	Size	Product
1	12000	Unleaded
2	12000	S R
3	12000	Super
4	1200	Diesel
		Waste Oil

I hereby certify under penalty of perjury that all product level variations for the above mentioned facility were within allowable limits for this quarter.

Inventory variations exceeded the allowable limits for this quarter. I hereby certify under penalty of perjury that the source for the variation was NOT due to an unauthorized (leak) release.

Signature of Authorized Station Dealer/Manager

LIST DATE, TANK # AND AMOUNT FOR ALL VARIATIONS THAT EXCEED THE ALLOWABLE LIMITS:

Date	Tank #	Amount	Date	Tank #	Amount
1-5-92	3	-101	1-21-92	3	-140
1-6-92	3	-124	1-24-92		-106
1-7-92	3	-284	1-25-92		-295
1-11-92		-98	2-5-92		-248
1-12-92		-121	2-8-92		-460
1-13-92		-150	2-9-92		-105
1-14		-82	2-10-92		-113
1-15		-270	2-11-92		-222
1-17		-121	2-12-92		-156

The quarterly summary report shall be submitted within 15 days of the end of each quarter.

Quarter 1 - January thru March

Quarter 2 - April thru June

Quarter 3 - July thru September

Quarter 4 - October thru December

Submit by April 15

Submit by July 15

Submit by October 15

Submit by January 15

SEND TO (LOCAL AGENCY):

KEEP COPIES OF THIS FORM FOR YOUR OWN RECORDS

WHITE - Agency Copy CANARY - Mail to District Environmental Analyst

PINK - Dealer Copy (To be kept in Tank Monitoring Book)

00150

QUARTERLY INVENTORY REPORTING 2/2

Facility Name: Albion Hill
 Facility Address: 3801 Sycamore
 City: Cyber City
 County: El Paso
 State: Calif.

Tank #	Size	Product
3	12000	Super
		Waste Oil

- ☐ I hereby certify under penalty of perjury that all product level variations for the above mentioned facility were within allowable limits for this quarter.
- ☐ Inventory variations exceeded the allowable limits for this quarter. I hereby certify under penalty of perjury that the source for the variation was NOT due to an unauthorized (leak) release.

List date, tank # and amount for all variations that exceed the allowable limits

Date	Tank #	Amount	Date	Tank #	Amount
2-13-92	3	-207	2-24	3	-225
2-14-92	1	-190	2-25	1	-420
2-16-92		-90	2-26	1	-200
2-17		-97	2-27		-120
2-18		-250	2-29		-500
2-19		-240	2-1-92	3	-129
2-20		-140	2-2-92		-250
2-21	✓	-105	2-4-92	✓	-215
2-22		-240	2-5-92		-100

The quarterly summary report shall be submitted within 15 days of the end of each quarter.

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 Quarter 2 - April thru June — Submit by July 15
 Quarter 3 - July thru September — Submit by October 15
 Quarter 4 - October thru December - Submit by January 15

Send To (Local Agency): _____

KEEP COPIES OF THIS FORM FOR YOUR OWN RECORDS

DATE MAILED 4-13-92